WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,000.00**

Affiant

SUBSCRIBED A ND S WORN T O BE FORE M E, THIS THE **31ST DAY OF MARCH, 2005.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

DAVIDSON CO. TN ROGER SPROCK NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Guaranty TItle and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marty T. Titus	**First Consolidated Mortgage Company**	**148-02-0-066.00**
(NAME)	(NAME)	
316 Lallemand Court	**1700 Pacific Avenue, #2400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Dallas, TX 75201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF T HE S UM O F T EN D OLLARS, C ASH I N H AND P AID BY T HE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gary Armstrong**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marty W. Titus**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Luna Heights, Section 2, of record in Plat Book 2900, Page 85, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gary Armstrong by deed of record in Instrument 20050110-0003553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **316 Lallemand Court, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/01/05 16:28 2 pgs
Fees:13.00 Taxes:436.60
20050401-0035820

Witness **my/our hand(s)** this **31st day of March, 2005**.

Gary Armstrong

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Gary Armstrong the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 31 day of March, 2005.

Commission expires: 11/24/07

Notary Public

ROGER SPROUSE NOTARY PUBLIC AT LARGE DAVIDSON CO., TN